Karen Johnson Davidson County
Batch# 444410 DEEDWARR
07/27/2020 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20200727-0082162

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 201
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $ 370,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of July, 2020.

Notary Public
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

MAGNOLIA TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

05-2006-67754

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Phillip Chandler Hardman 7096 Northridge Drive Nashville TN 37221	new owner	142-13-0-B-191.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Deborah Ritter, A Single Woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Phillip Chandler Hardman,** an unmarried man, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 225, on the Plan of Riverside, Phase 5B, of record in Instrument No. 20030212-0019415, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joel T. Martin and wife, Deborah Ritter-Martin by deed from Don Ammons, unmarried, dated June 14, 2013, recorded June 25, 2013, of record in Instrument No. 20130625-0065324, Register's Office for Davidson County, Tennessee. Deborah Ritter-Martin and Joel T. Martin were awarded a divorce by Final Decree, entered January 26, 2016, by the Fourth Circuit Court Davidson County, Tennessee, in Docket No. 15D-139. Said Decree awards the subject property to Deborah Ritter-Martin with no further consideration required and restores Deborah's maiden name "Ritter.

Further being the same property conveyed to Deborah Ritter by Quitclaim Deed from Joel T. Martin, dated June 7, 2017, recorded December 13, 2017, of record in Instrument No. 20171213-0127213, Register's Office for Davidson County, Tennessee.

Deborah Ritter-Martin and Deborah Ritter are one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7096 Northridge Drive, Nashville, TN 37221.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of

said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand ~~this~~ 23rd day of July, 2020.

Deborah Ritter

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Deborah Ritter**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 23rd day of July, 2020.

Notary Public

My Commission expires:
03/21/2022

Certificate of Authenticity

I, Leslie Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

